

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
APRIL 9, 2014**

**CALL TO
ORDER
6:02 pm**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Tim Calaway, Noah Bodman, Ron Schlegel, Jim Heim, Jeff Larsen and Greg Stevens. Gene Shellerud was absent. BJ Grieve and Alex Hogle represented the Flathead County Planning & Zoning Office.

There was 1 person in the audience.

**APPROVAL OF
MINUTES
6:03 pm**

Stevens made a motion, seconded by Calaway to approve the March 12, 2014 meeting minutes, February 12, 2014 workshop minutes, February 27, 2014 workshop minutes and March 12, 2014 workshop minutes.

On a roll call vote the motion passed.

**PUBLIC
COMMENT
(not related to
agenda items)
6:04 pm**

None.

**AMENDED LOT
5 OF AMENDED
LOTS 3, 4, 5
BLAINE CREEK
ESTATES
(FPP-13-07)
6:04 pm**

A request by Steve & Alisa Lamb with technical assistance from River Design Group for Preliminary Plat approval of the Amended Plat of Lot 5 of the Amended Plat of Lots 3, 4, and 5 of Blaine Creek Estates, a 2 lot residential Major Subdivision located at 207 Mennonite Church Road. The proposal contains 40.79 acres and each lot would be served by individual wells and septic systems. Primary access to the subdivision lots would be provided by a proposed shared access onto Mennonite Church Road. The subject property is within an unzoned area.

STAFF REPORT

Hogle reviewed Staff Report FPP-13-07 for the Board.

**BOARD
QUESTIONS**

Calaway and Hogle discussed the amount of the driveway which was required to be paved.

Bodman and Hogle discussed the intermittent ponding area, if it was part of the no build zone and if it was considered part of the wet lands.

The board briefly discussed the low lying part of the property.

Larsen and Hogle discussed if Environmental Health (EH) had commented on the application and if they found it acceptable.

Larsen recounted issues a client of his experienced with DEQ concerning a road on their property and acreage.

Larsen and Hogle discussed if there could be possible issues with DEQ and the application and how the road factored in.

Hogle said they had not received any adverse comments on the application.

Larsen and Hogle discussed how the acreage of lots would affect DEQ approval.

The board discussed if the application would go to DEQ.

Hogle said the subject property was unzoned so the acreage could be adjusted slightly and the change be considered an immaterial change.

**APPLICANT
PRESENTATION**

Steve Lamb, 207 Mennonite Church Road, said he did not have much more to add to Hogle's presentation. He pointed out on the plat and described where he had septic approval for one system for the property.

**BOARD
QUESTIONS**

Larsen and Lamb discussed if the permit for the septic system was located where the perk hole was.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT
6:21 pm**

None.

**APPLICANT
REBUTTAL**

None.

**STAFF
REBUTTAL**

None.

MAIN MOTION

Larsen made a motion seconded by Schlegel to adopt staff report

**TO ADOPT
F.O.F.
(FPP-13-07)**

FPP-13-07 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FPP-13-07)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL OF
CONDITIONS
(FPP-13-07)**

Larsen made a motion seconded by Schlegel to adopt Staff Report FPP-13-07 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
RECOMMEND
APPROVAL OF
(FPP-13-07)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Hickey-AuClaire reviewed the process the application would follow from this point on.

**OLD BUSINESS
6:24 pm**

“Continuation of discussion from March 12, 2014 Planning Board meeting of Fiscal Year 2015 (July 1, 2014-June 30, 2015) work plan for the Flathead County Planning and Zoning Office (per 76-1-106 and 76-1-306 Montana Code Annotated).”

Grieve reviewed what was included in strategic planning for the work plan for the fiscal year, what the options for discretionary work for the Planning Office were which included a subdivision amendment, the expiration of the Evergreen Enterprise Overlay, zoning regulation workshops and the potential acquisition of the Whitefish Donut jurisdiction.

Stevens asked if Grieve had addressed staffing and training time required for new staff.

Grieve discussed the requirements for staffing of the Planning

Office at this time which included two positions, one of which would focus on lake and lakeshore and floodplain and the other would be focused on subdivision.

The board and Grieve briefly discussed if there were prospects for the positions, what had been done so far with interviewing and where the applicants are from. They continued to discuss if there were any other projects which the board wanted to tackle in the next fiscal year and the priority of the projects.

It was agreed to go ahead with the list of projects already planned.

NEW BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 6:40 pm. on a
6:40 pm motion by Larsen. The next meeting will be held at 6:00 p.m. on May 14, 2014.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 5 / 14 / 14*